

City of Trenton
P.O. Box 72
Trenton, Kentucky 42286
270-466-3332

I certify I am the duly qualified City Clerk of the City of Trenton, Kentucky, and the following pages of Ordinance No. 2014-02 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on April 14, 2014 all as appears in the official records of said City.

Witness, my hand and the Seal of Trenton, Kentucky this 22nd day of September, 2014.

Carol Chester

Carol Chester, City Clerk/Treasurer

RECEIVED AND FILED
DATE July 28, 2015

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Randee Alderson

CITY OF TRENTON, KENTUCKY
ORDINANCE NUMBER 2014- 02

**AN ORDINANCE ANNEXING
LOT TWENTY-TWO (22) OF THE
WOODALL SUBDIVISION
INTO THE CITY OF TRENTON, KENTUCKY**

WHEREAS, Martty E. Gardner (also known as Marty E. Gardner) and Helen M. Gardner, his wife, owners of land sought to be annexed into the City of Trenton, have given consent for annexation of Lot 22 in the Woodall Subdivision consisting of 0.241 acres, a copy of which is filed in the office of the Todd County Court Clerk; and

WHEREAS, the City Commission has studied the prospects and advantages of the city annexing the proposed property, and after referral of the matter to the Planning Commission, also recommending that the property has received a favorable report for annexation from the Planning Commission, and recommending that the property be zoned pursuant to KRS 100.209 and section 8.09 of the Zoning Ordinance of the City of Trenton prior to the finalization of the annexation; and

WHEREAS, the Commission finds the proposed property has the necessary qualifications to be annexed has reviewed the Planning Commission report and recommendation, and being further well and sufficiently advised;

NOW, THEREFORE, be it hereby ordained by the City Commission of the City of Trenton, Kentucky, as follows:

SECTION I

1. That lot twenty-two (22) of the Woodall subdivision consisting of 0.241 acres belonging to the Martty E. Gardner's, be and the same is hereby annexed into the city limits of Trenton, said property being further described as follows:

Lot Number Twenty-Two (22) of the Woodall Subdivision, Revision Unit #1 as shown by Plat recorded in Plat Cabinet 1, Slides 44 A-D in the records of the Todd County Court Clerk's Office. This property is subject to a Deed of Restrictions for Unit #1 as recorded in Deed Book 139, Page 443, and the Declaration of Restrictions of a portion of Woodall Subdivision as recorded in Deed Book 102, Page 146, records of the aforesaid Clerk's Office. Said Lot Number Twenty-Two (22) contains 0.241 Acre or 10,509 square feet.

SOURCE OF TITLE: Being a part of the same property conveyed to Marty E. Gardner and his wife, Helen M. Gardner, from Barry K. Groves and his wife, Leigh W. Groves, and others, by Deed dated the 13th of May, 1996 and of record in Deed Book 144, Page 27, records of the office of Todd County Court.

A portion of the above property was previously been annexed, and the purpose of this ordinance is to re-annex those portions and to annex the remainder of said lot, which was located previously located in an unincorporated area of Todd county.

2. Pursuant to KRS 81A.412 no enactment of a notice of an intent to annex, nor a waiting period of 60 days is required, and a single ordinance may finalize annexation.
3. The city commission further makes the following findings with respect to the area to be annexed:
 - a. The area is adjacent or contiguous to the current Trenton boundary at the time of these annexation proceedings;
 - b. The area is urban in character or suitable for further development for urban purposes without unreasonable delay; and
 - c. That no part of the area to be annexed is now included within the boundaries of another incorporated city.
4. The city elects to establish zoning for the newly annexed property, pursuant to KRS 100.209 and section 8.09 prior to the completion of annexation. The Trenton Planning Commission held a public hearing on February 24, 2014 and made a recommendation to the Trenton City Commission on March 10, 2014. The City Commission approved the recommendation of the Planning Commission on March 10, 2014. This ordinance includes a map showing the zoning established for the newly annexed area which is Exhibit "A" and that the newly annexed property be zoned single family residential.
5. The City further declares that city services will begin, and city taxes will become effective, on the first day after publication of this ordinance.

SECTION II

Any and all existing ordinances inconsistent with this ordinance are repealed.

SECTION III

If any section, subsection, sentence, clause or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmities shall not affect the validity of the remaining portions of this ordinance.


SECTION IV

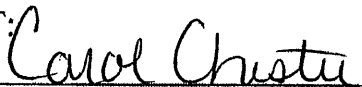
This ordinance shall become effective upon its passage, approval and publication according to law.

PUBLICLY READ FOR FIRST READING: March 10, 2014

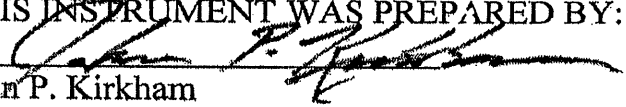
PUBLICLY READ FOR SECOND READING: April 14, 2014

APPROVED:


MAYOR

ATTEST: 
CITY CLERK

THIS INSTRUMENT WAS PREPARED BY:


John P. Kirkham
P.O. Box 585
Hopkinsville, KY 42241
(270) 885-1121

CITY OF TRENTON KENTUCKY
PROPERTY OWNER'S CONSENT TO ANNEXATION
PER KRS 81A.412

1. The undersigned, Martty E. Gardner, (also known as Marty E. Gardner) and Helen M. Gardner, his wife, 119 Ted's Trail, Trenton, Kentucky 42286, being the owner of record of land under consideration for annexation into the City of Trenton, Kentucky, does/do hereby give consent pursuant to KRS 81A.412 to annexation of the following described property, which meets the requirements of KRS 81A.410 as property suitable for annexation:

~~Lot Number Twenty-Two (22) of the Woodall Subdivision, Revision Unit #1 as shown by Plat recorded in Plat Cabinet 1, Sides 44 A-D in the records of the Todd County Court Clerk's Office. This property is subject to a Deed of Restrictions for Unit #1 as recorded in Deed Book 139, Page 443, and the Declaration of Restrictions of a portion of Woodall Subdivision as recorded in Deed Book 102, Page 148, records of the aforesaid Clerk's Office. Said Lot Number Twenty-Two (22) contains 0.241 Acres or 10,509 square feet.~~

SOURCE OF TITLE: Being a part of the same property conveyed to Marty E. Gardner and his wife, Helen M. Gardner, from Barry K. Groves and his wife, Leigh W. Groves, and others, by Deed dated the 13th of May, 1996 and of record in Deed Book 144, Page 27, records of the office of Todd County Court.

2. The undersigned, by executing this consent to annexation, express hereby a desire to have the above described property annexed into the City of Trenton and requests that the City take all necessary action to have this accomplished, including passing an annexation ordinance.

3. By executing this agreement, the undersigned further acknowledges that the property maybe assigned a zoning designation, which may, or may not be the designation in accordance with the undersigned(s) wishes; and the undersigned(s) further release the City of Trenton from any liability associated with annexation or with the zoning of said property.

4. By executing this agreement, the undersigned(s) shall be hereafter prohibited from opposing said annexation, and in the event that the undersigned(s) hereafter executes a Remonstrance Petition opposing annexation, his or her signature shall be deemed invalid, and of no effect pursuant to KRS81A.420.

5. This consent to annexation shall be perpetual and shall run with the land, and be binding upon not only the undersigned(s), but his/her successors and assigns.

6. The undersigned(s), further certify that the above described property is not a part of any agricultural district established pursuant to KRS 262.850, nor will the property be included hereafter in an agricultural district. In the event that the undersigned(s) shall hereafter execute or attempt to execute a petition to include the property in an agricultural district, his or her signature shall be deemed invalid and of no effect. In the event, the aforesaid property is for any reason currently in an agricultural district, this document will serve as written authorization to decertify and/or remove the property described herein from any agricultural district.

7. The undersigned(s) further authorize the City of Trenton, their employees, officers, agents, and representatives the right of entry upon the property to perform the necessary tasks and function to accomplish annexation, such as but not limited to field survey work.

Witness the hand(s) of the undersigned this 8 day of July, 2014.

Martty E. Gardner
Martty E. Gardner
Helen M. Gardner
Helen M. Gardner

STATE OF KENTUCKY)
) SCT.
TODD COUNTY)

Subscribed, sworn to, and acknowledged before me by Martty E. Gardner and Helen M. Gardner, his wife on this the 8th day of July, 2014.

My commission expires: 2-20-18

[Signature]

Notary Public, Number _____

This instrument was prepared by:



John P. Kirkham

Attorney at Law

P.O. Box 585

Hopkinsville, KY 42241

(270) 885-1121

Property Description
City of Trenton Annexation

Being a tract of land located adjacent to the Trenton City Limits, said tract being located approximately 700 feet south of U.S. 41 and southeast of and adjacent to Ted's Trail and being more particularly described as follows.

Beginning at a ½" iron pin found at the west corner of Lot 23 of Woodall Subdivision, said pin also being located in the southeast right of way of Ted's Trail, said pin also being located in the southeast line of the Trenton City Limits.

Thence with leaving the southeast right of way of Ted's Trail and with the southwest line of Lot 23, South 48 degrees 16 minutes 46 seconds East for a distance of 104.02 feet to an iron pin found, said pin being located in the northwest line of the Barry Groves property as recorded in Deed Book 133, Page 477 in the Todd County Court Clerk's Office.

Thence leaving Lot 23 and with the northwest line of the Barry Groves property as recorded in Deed Book 133, Page 477 in the Todd County Court Clerk's Office, South 42 degrees 45 minutes 57 seconds West for a distance of 101.96 feet to the south corner of Lot 22 of said subdivision.

Thence leaving Groves and with the southwest line of Lot 22, North 48 degrees 16 minutes 46 seconds West for a distance of 102.15 feet to the west corner of Lot 22, said corner also being located in the southeast right of way of Ted's Trail and also being located in the existing city limits line.

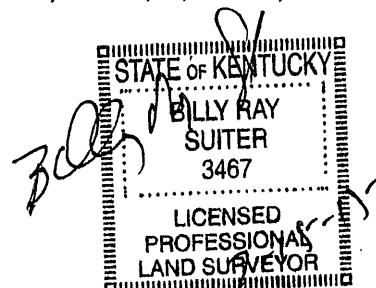
Thence with the southeast right of way of Ted's Trail and also with the existing city limits, North 41 degrees 42 minutes 54 seconds East for a distance of 101.94 feet to the point of beginning.

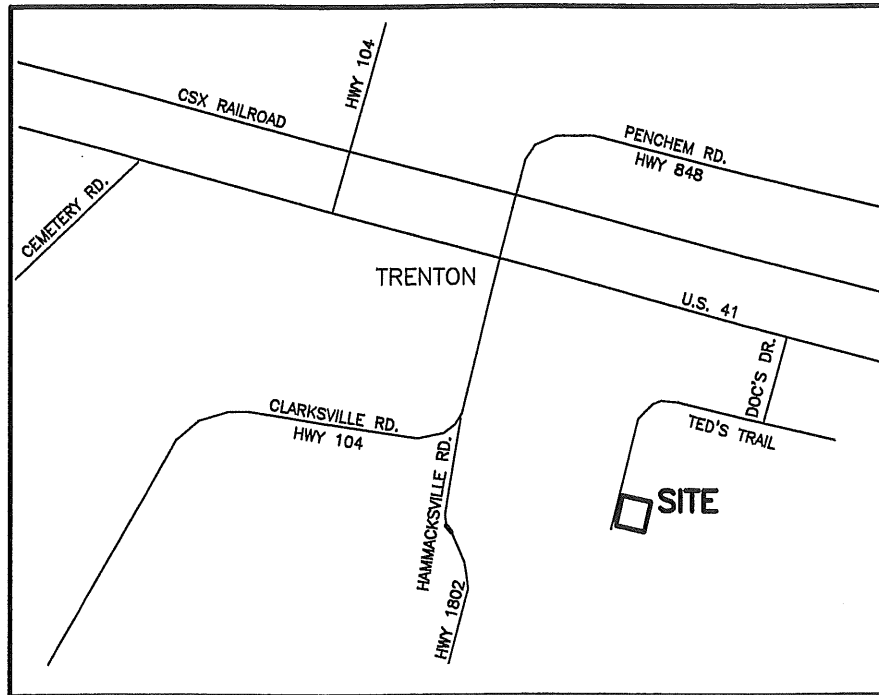
Subject tract contains 0.24 acres more or less.

Property description encompasses Lots 22 of Woodall Subdivision as recorded in Plat Cabinet 1, Slides 44A – 44D in the Todd County Court Clerk's Office.

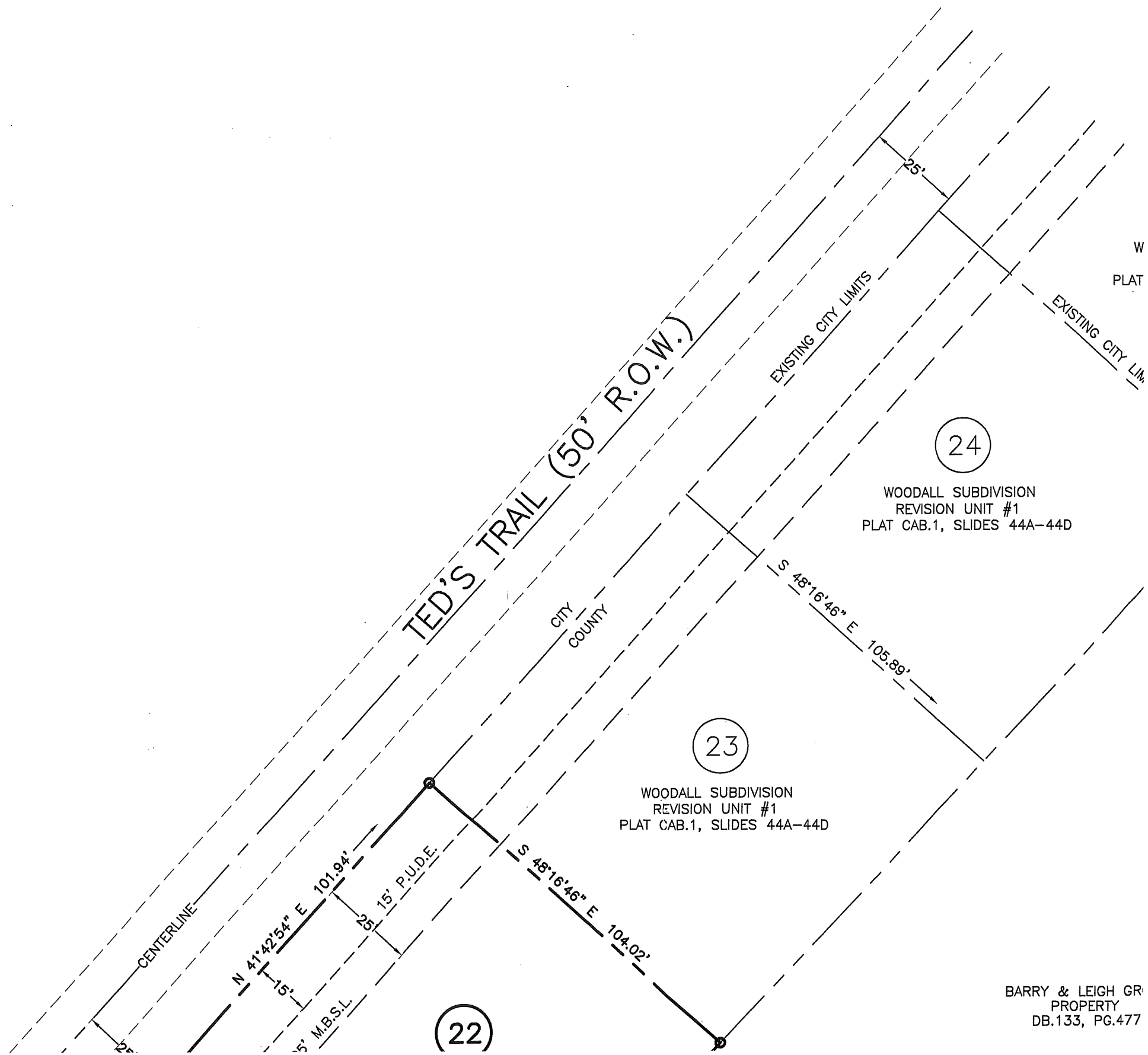
Property is subject to all easements, right of ways, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on September 15, 2014.

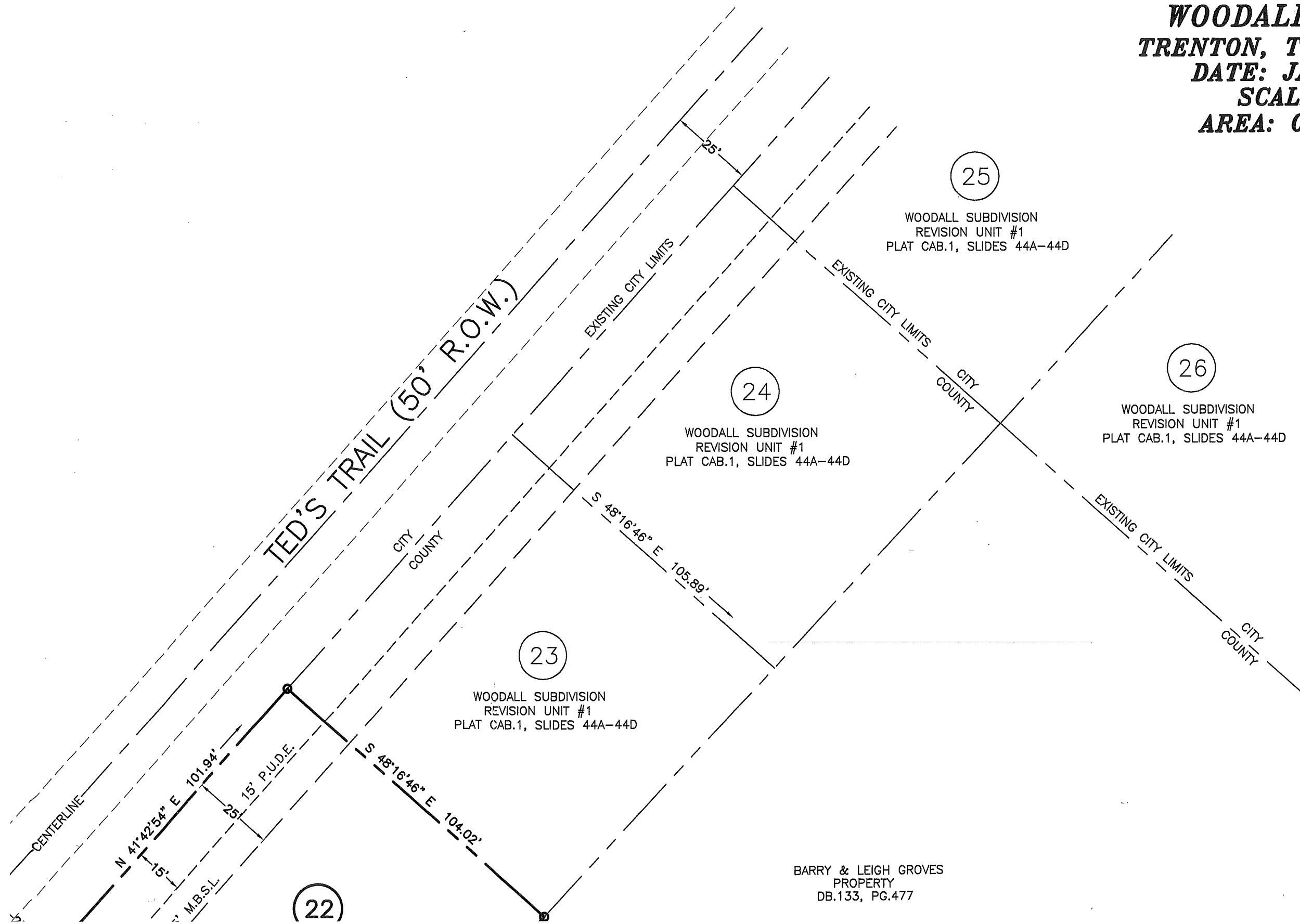


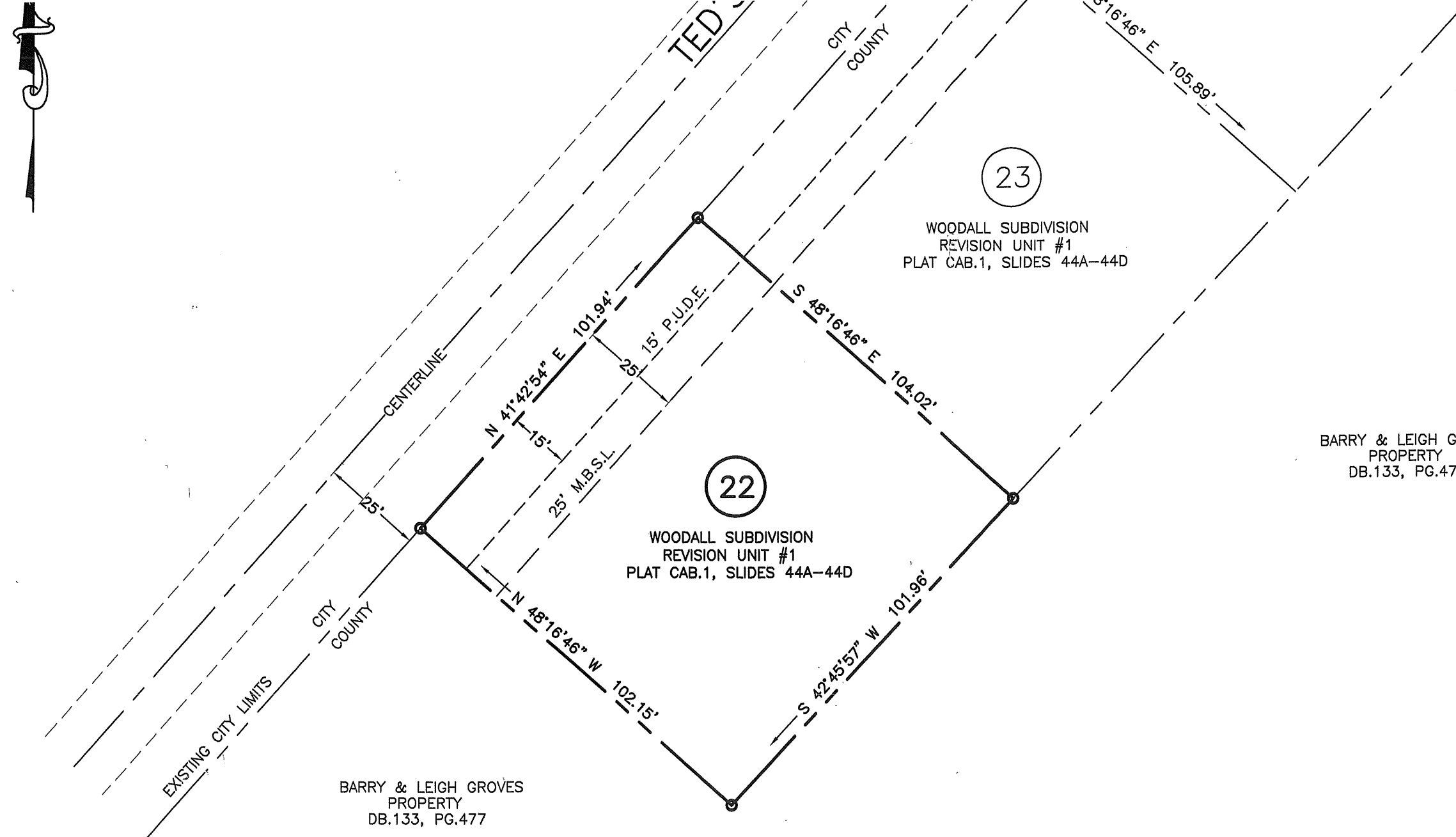


VICINITY MAP



**ANNEXATION PLAT OF
LOT 22
WOODALL SUBDIVISION
TRENTON, TODD CO. KENTUCKY
DATE: JANUARY 12, 2015
SCALE: 1" = 30'
AREA: 0.24 ACRES +/-**





I hereby certify to the hereon named parties that this survey meets or exceeds the requirements of an urban survey and that the closure of the unadjusted traverse is 1:32,523.

This boundary survey was completed to the minimum standards as regulated under the authority of 201 KAR 18:150 of the standards of practice for Kentucky Professional Land Surveyors, 1998.

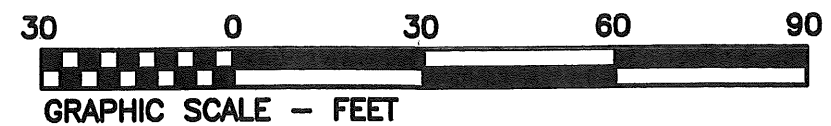
That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

SAID PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND CONVEYANCES OF RECORD, AND RESTRICTIONS.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LEGEND

IP(O) = IRON PIN OLD FOUND
 IP(N) = 1/2" IRON PIN NEW SET CAP NO. 3467
 PP-POWEPOLE
 WM = WATER METER
 GM = GAS METER
 AC = AIR CONDITIONER PAD
 FFE = FINISH FLOOR ELEVATION
 R.O.W. = RIGHT OF WAY
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 POINT OF CURVATURE: O
 CONCRETE MONUMENT: □
 EASEMENT LINE: _____
 MINIMUM BUILDING SETBACK LINE: _____
 CENTERLINE: _____
 BOUNDARY LINE: _____
 RIGHT-OF-WAY LINE: _____



STATE OF
 KY
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